

MAIN LODGE



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT

No. 19 RANCH ~ 506.78+/- ac 10164 FM 1836
Kaufman, TX 75142

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: Aerobic ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: NORTH SIDE of MAIN LODGE ☐ Unknown
- (4) Installer: Roberts Construction ☐ Unknown
- (5) Approximate Age: 6 years ☐ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☒ Yes ☐ No
If yes, name of maintenance contractor: Roberts Construction
Phone: 903) 887-0631 contract expiration date: 9/21/22 ~ (RENEWAL SOON)
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? _____
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☒ warranty information
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

Information about On-Site Sewer Facility concerning _____

Kaufman, TX 75142

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

 08-30-22

 Signature of Seller Date
Number 19 Real Estate LLC

 Signature of Seller Date

Receipt acknowledged by:

 Signature of Buyer Date

 Signature of Buyer Date

Roberts Construction Company
12800 CR 4017
Mabank, TX 75147

Phone: (903) 887-0631
Fax: (903) 887-1380
Email: RCC12800@gmail.com
Date Printed: 7/23/2021
Owner Phone
(972) 526-5904
ID: 2108

To: Number 19 Real Estate, LLC/Lodge
Attention: Mark Robison
2360 Crist Road, Suite 1200
Garland, TX 75040

Site: 10086 FM 1836 Kaufman, TX 75142

Kaufman County Environmental Health
County: Kaufman

Start: 9/21/2021
End: 9/21/2022

Permit: 16-365

Total Fee: \$200.00

No Email on File

It's time to renew your aerobic maintenance contract. Enclosed please find a new contract for your signature; verify your address and phone number as listed on the contract and notify the office of any corrections necessary; sign the renewal contract & return with your payment as soon as possible.

We are required to provide your renewal to the agency 30 DAYS BEFORE THE EXPIRATION OF YOUR CURRENT CONTRACT! Please allow time for this process; your processed contract will be returned for your records.

To pay by credit/debit card contact Tanya @ 903-887-0631.

Thank you in advance for your cooperation in expediting this process and for allowing us to provide you with years of experience and exceptional service in septic treatment.

Tanya Roberts
Roberts Construction Company

Paid 8-31-21
CK 1365

Roberts Construction Company
12800 CR 4017
Mabank, TX 75147

Phone: (903) 887-0831
Fax: (903) 887-1380
Email: RCC12800@gmail.com

To: Number 19 Real Estate, LLC/Lodge
Attention: Mark Robison
2360 Crist Road, Suite 1200
Garland, TX 75040

Permit: 16-365

Warranty expires: 9/21/2018

Printed on: 7/23/2021

Contract Period

Start Date: 9/21/2021

End Date: 9/21/2022

Phone: (972) 526-5904

Site: 10086 FM 1836, Kaufman, TX 75142

County: Kaufman

Installer:

Installed: 9/21/2018

Roberts Construction Company

3 visits per year - one every 4 months

Agency: Kaufman County Environmental Health

Mfg/Brand: Ecological Tanks Inc. -Aqua-Aire-

ID: 2108

This is to Certify that the above RESIDENTIAL sewage system has a RENEWED inspections agreement per Texas Commission on Environmental Quality (TCEQ) standards for on site sewerage facilities as required.

Inspection reports by the above service company will be filed with the authorized agency as required by the TCEQ regulations. A weather proof tag or label will be attached to the controller/unit showing the date that each inspection was made with the initials of the inspector.

Items included on the Inspection Report generally include aerator, application pump, control panel, floats, distribution, vegetation, chlorine supply & residual (level of 0.1 mg/L must be maintained in systems requiring chlorine), filters, sludge level, tank lid/riser and comments or repairs needed.

We make every effort to respond within 48 hours of notification that your system has a light/alarm issue; we will troubleshoot your required service/repair, providing you with the estimate of repair cost & scheduling upon request.

Your aerobic system maintenance will be provided by TCEQ registered maintenance provider Monty Roberts MP#0001111 or registered technicians.

This agreement does not include the cost of service calls, repairs or pumping of the system; chlorine and refilling the chlorinator is the responsibility of the system owner, unless arranged by special request contracting.

Owner signature:  Phone: 8-31-21 Date:

MP signature: _____